

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of
Woodson Road near Clatskanie, Oregon, from
Donna Hopkins, Jerome Lee Sr Fesler, Keith
and Mary Sloderbeck, Kyle and Megan
Sloderbeck, Mark F Cope, Douglas Scott Gray,
and Chadrick Biggs

ORDER NO. 67-2025

WHEREAS, pursuant to ORS 368.073 and ORS 368.096, the County may acquire real property for public road purposes if a person files a written proposal to dedicate or donate land for public road purposes; and

WHEREAS, on May 16, 2025, Donna Hopkins, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W050000800, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, on May 19, 2025, Jerome Lee Sr Fesler, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001600, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 2; and

WHEREAS, on May 19, 2025, Keith and Mary Sloderbeck, owners of property near Clatskanie, Oregon, known as Tax Map ID 7 7N5W040001700, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 3; and

WHEREAS, on May 16, 2025, Kyle and Megan Sloderbeck, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001800, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibits 4; and

WHEREAS, on May 16, 2025 Mark F Cope, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001900, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibits 5; and

WHEREAS, on May 16, 2025, Douglas Scott Gray, owner of property near Clatskanie, Oregon, known as Tax Map IDs 7N5W040002000, 7N5W040002100, and 7N5W040002400, executed and delivered to the County for acceptance a Dedication Deed, a copy of is attached hereto as Exhibit 6; and

WHEREAS, on May 16, 2025, Chadrick Biggs, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040002200, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 7; and

WHEREAS, the above grantors desire to dedicate a portion of their property as right-of-way to the public for road and utility purposes forever; and

WHEREAS, the right-of-way being dedicated is described in the Dedication Deeds, attached as Exhibits 1 through 7 and shall be known as "Woodson Road";

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Dedication Deed from Donna Hopkins, a copy of which is attached hereto as Exhibit 1 and incorporated herein by this reference, is hereby accepted by the County.
2. The Dedication Deed from Jerome Lee Sr Fesler, a copy of which is attached hereto as Exhibit 2 and incorporated herein by this reference, is hereby accepted by the County.
3. The Dedication Deed from Keith and Mary Sloderbeck, a copy of which is attached hereto as Exhibit 3 and incorporated herein by this reference, is hereby accepted by the County.
4. The Dedication Deed from Kyle and Megan Sloderbeck, a copy of which is attached hereto as Exhibit 4, and incorporated herein by this reference, is hereby accepted by the County.
5. The Dedication Deed from Mark F Cope, a copy of which is attached hereto as Exhibit 5 and incorporated herein by this reference, is hereby accepted by the County.
6. The Dedication Deed from Douglas Scott Gray, a copy of which is attached hereto as Exhibit 6 and incorporated herein by this reference, is hereby accepted by the County.
7. The Dedication Deed from Chadrick Biggs, a copy of which is attached hereto as Exhibit 7 and incorporated herein by this reference, is hereby accepted by the County.
8. The additional right-of-way as described in the Dedication Deeds attached as Exhibits 1 through 7 are accepted for public road and utility purposes as a County Road.

- 9. The dedicated right-of-way shall be known as Woodson Road.
- 10. The Dedication Deeds and this Order shall be filed with and recorded by the County Clerk with costs.

DATED this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

By: _____
Margaret Magruder, Commissioner

Approved as to form

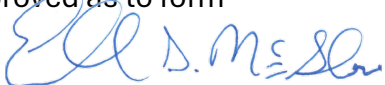
By:  _____
Office of County Counsel

Exhibit 1

GRANTORS' NAME AND ADDRESS

Donna M Hopkins
 77285 Woodson Road
 Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
 Board of County Commissioners
 230 Strand, Room 331
 St. Helens, OR 97051

DEDICATION DEED

Donna M Hopkins, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 16 day of May, 2025

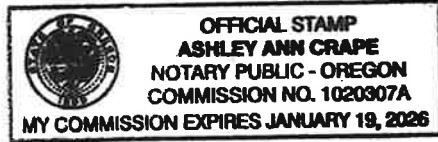
GRANTORS:

By: Donna M. Hopkins
 Donna M Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 16 day of May, 2025, by Donna M Hopkins, upon whose authority and on whose behalf this instrument is signed.



Ashley Ann Crape
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 ½" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

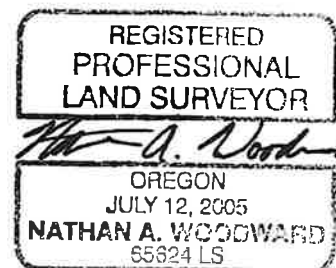
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWS: 6/30/2026

EXHIBIT B

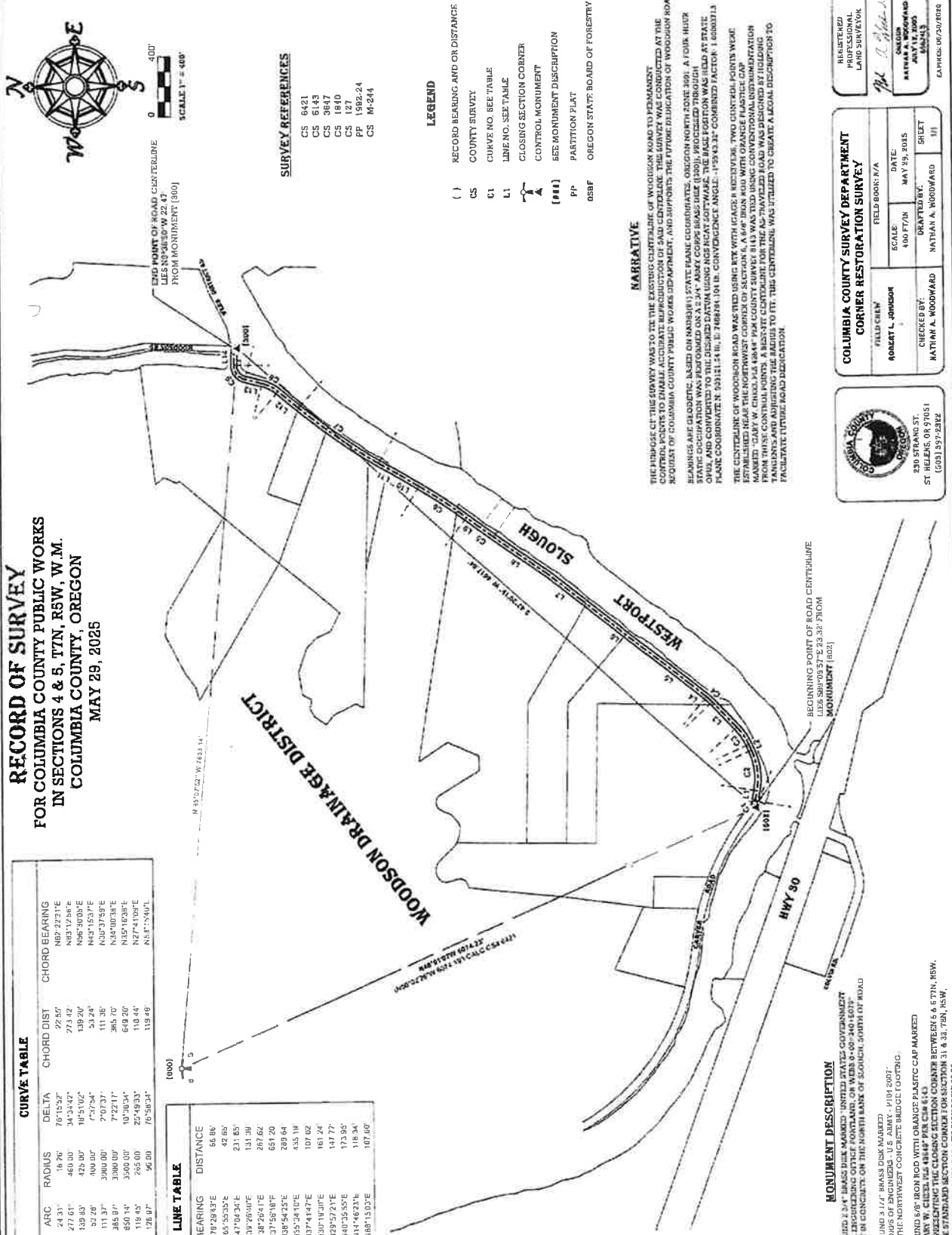
RECORD OF SURVEY
 FOR COLUMBIA COUNTY PUBLIC WORKS
 IN SECTIONS 4 & 5, T1N, R5W, W.M.
 COLUMBIA COUNTY, OREGON
 MAY 29, 2025

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD DIST	CHORD BEARING
C1	24.31°	18.76'	76°15'27"	22.57'	N82°22'21"E
C2	277.61°	460.00'	34°38'42"	273.42'	N83°32'38"E
C3	139.83°	425.00'	18°53'02"	139.20'	N83°15'27"E
C4	34.28°	160.00'	7°07'58"	51.13'	S82°37'58"E
C5	144.97°	300.00'	7°22'11"	96.57'	N84°00'38"E
C6	450.34°	350.00'	10°30'34"	649.20'	N85°16'38"E
C7	119.45°	255.00'	22°48'33"	110.44'	N27°41'05"E
C8	126.07°	96.00'	76°58'24"	119.46'	N53°17'50"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S79°29'47"E	86.86'
L2	S65°55'35"E	92.85'
L3	N47°08'34"E	23.10'
L4	N12°26'04"E	267.62'
L5	N34°28'41"E	651.70'
L6	N34°28'41"E	289.64'
L7	N39°24'20"E	455.94'
L8	N52°24'42"E	107.02'
L9	N30°14'05"E	161.26'
L10	N30°52'21"E	167.77'
L11	N82°35'59"E	123.85'
L12	N14°46'23"E	118.94'
L13	S88°13'02"E	107.60'



- SURVEY REFERENCES**
- CS 6421
 - CS 6143
 - CS 3647
 - CS 1840
 - CS 127
 - PP 1982.24
 - CS M2.244

- LEGEND**
- () RECORD BEARING AND OR DISTANCE
 - CS COUNTY SURVEY
 - C1 CURVE NO. SEE TABLE
 - L1 LINE NO. SEE TABLE
 - CLOSING SECTION CORNER
 - CONTROL MONUMENT
 - (#100) SEE MONUMENT DESCRIPTION
 - PP PARTITION PLAT
 - OSBF OREGON STATE BOARD OF FORESTRY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE EXISTING CENTERLINE OF WOODSON ROAD TO PERMANENT CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID CENTERLINE. THE MONUMENTS WERE PLACED AT THE REQUEST OF COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE RECONSTRUCTION OF WOODSON ROAD. BEARINGS ARE GROUND, BASED ON NAD83 (1) STATE PLANE COORDINATES, OREGON NORTH ZONE 309. A FOUR-HOUR STATIC OBSERVATION WAS PERFORMED ON 12.24.2024. ADJUSTED COORDINATES WERE USED AT ALL CONTROL POINTS. CURVE DATA WAS OBTAINED FROM THE RECORD OF SURVEY FOR THE AS-TRAVELED ROAD WAS DESCRIBED BY HOLDING POINT COORDINATES: 2018114 N, E 748848.104 IS, CONVERGENCE ANGLE - 175°43'21" COMBINED FACTOR: 1.000113. THE CENTERLINE OF WOODSON ROAD WAS TIED USING RTK WITH GRADE 4 RECEIVERS. TWO CONTROL POINTS WERE ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 4 AND SECTION 5. A MONUMENT WAS PLACED AT THE INTERSECTION OF THE CENTERLINE OF WOODSON ROAD AND THE CENTERLINE OF HWY 90. THE CENTERLINE OF HWY 90 WAS TIED USING CONVENTIONAL INSTRUMENTATION FROM THREE CONTROL POINTS. A 1600-FT CENTERLINE FOR THE AS-TRAVELED ROAD WAS DESCRIBED BY HOLDING POINTS AND ADJUSTING THE RADII TO FIT. THIS CENTERLINE WAS UTILIZED TO CREATE A LEGAL DESCRIPTION TO FACILITATE FUTURE ROAD RECONSTRUCTION.



COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD BOOK: N/A
 SCALE: 1/4" = 40 FT
 DATE: MAY 29, 2025
 CHECKED BY: NATHAN A. WOODWARD
 DRAWN BY: NATHAN A. WOODWARD
 SHEET: 1/1

REGISTERED
 LAND SURVEYOR
 NATHAN A. WOODWARD
 JULY 17, 2005
 LICENSE # 10001
 EXP. 06/30/2028

MONUMENT DESCRIPTION

- [300] FOUND 2 1/4" BRASS DISK MARKED "UNITED STATES GOVERNMENT U.S. ENGINEERING CENTER" IN THE NORTHWEST CORNER OF SECTION 4, SOUTH OF ROAD SET IN CONCRETE ON THE NORTH BANK OF SLOUGH, SOUTH OF ROAD
- [400] FOUND 3 1/4" BRASS DISK MARKED "U.S. ARMY" IN THE NORTHWEST CORNER OF SECTION 5, SOUTH OF ROAD
- [600] FOUND 6 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "DARYL W. GILLES" IN THE CORNER BETWEEN SECTIONS 4 & 5, T1N, R5W. THE STANDARD SECTION CORNER FOR SECTION 31 & 32, T1N, R5W. BEING A OSBF BRASS CAP LIES 681°50'52" E 88.88'

DEED

BOOK 171 PAGE 173

KNOW ALL MEN BY THESE PRESENTS, That we, Gertrude Workman, a single woman, Lillian A. Hudson and Pen J. Hudson, her husband, Selma Price, a single woman, Einar Stenersen, and Angie Stenersen, his wife, Ernest Stenersen, a single man, GRANTORS, in consideration of Ten Dollars, and other good and valuable consideration, to us paid by Howard A. Hopkins and Lonna Hopkins, husband and wife, GRANTEEES, do hereby grant, bargain, sell and convey unto said Grantees, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Parcel 1: Beginning at a point where the section line between Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon, intersects the general Northerly Bank of Westport Slough which point is South 3596 feet and West 30 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon on Second Standard Parallel North, which point is shown and designated on Map No. 127 of Woodson Drainage District on file in the office of the County Surveyor of Columbia County, State of Oregon, and running thence North along said Section line between Sections 4 and 5, 817 feet to the Northeast corner of a tract of land owned by Lydian Stenersen; thence West 936 feet along the Northerly line of said tract of land owned by Lydian Stenersen to the Northwest corner thereof; thence South 930 feet to the Northerly bank of Westport Slough; thence along the bank of said Slough South 51°33' East 270 feet; thence South 81°19' East 260 feet; thence North 65°24' East 285 feet; thence North 48°38' East 130 feet; thence North 43°33' East 155 feet to the point of beginning.

Parcel 2: Beginning at a point marked with an iron pipe driven in the center of a Slough which is a branch of Paul Slough that is 2652 feet South and 1321 feet West of the Northeast corner of Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence Northerly--- on a straight line to a point in the center of a branch of said Paul Slough that is North 4°47' East 697 feet and North 89°54' West 25 feet from the point of beginning; thence along the center of said Paul Slough South 89°54' East 25 feet; thence along the center of said Slough North 196 feet; thence East 30 feet; thence South 76°43' East 131 feet; thence South 52° East 183 feet; thence leaving the center of Slough South 1848 feet to the Northerly bank of the Westport Slough; thence along the bank of said Slough North 65°30' West 228 feet; thence North 453 feet; thence West 209 feet; thence North 6°02'22" East 456.37 feet; thence North 7°34' East 80 feet to the point of beginning.

INCLUDING ALSO: One share in the Woodson Water Association, being the share furnishing water to the above lands.

SUBJECT TO:

- 1. Easements of record.
- 2. Rights of the public in roads and highways.
- 3. The premises herein described are within and subject to the statutory powers of Woodson Drainage District.

(The true and actual consideration of this transfer is the sum of \$15,000.00).

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And we, the said Grantors above named, do covenant to and with the above named grantees their heirs and assigns that we lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above provided.

And that we will and our heir, executors and administrators, shall arrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

WITNESS OUR hands and seals this _____ day of August 1968.

Gertrude Workman (SEAL)
Lillian Hudson (SEAL)
Selma Price (SEAL)
Ernest Steverson (SEAL)
Einar O. Steverson (SEAL)
 (Ange) Ernest Steverson (SEAL)
Ben J. Hudson (SEAL)
Lillian A. Hudson (SEAL)
 Trustee for Selma Price

STATE OF OREGON)
County of Columbia) SS.

August 30, 1968. Personally appeared the within named Gertrude Workman, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Paul J. Johna
Notary Public for Oregon

My Commission expires: 11/4/1971



STATE OF OREGON)
) SS.
County of Columbia)

BOOK **171** PAGE **175**

August 30, 1968. Personally appeared the within named Lillian A. Hudson and Ben J. Hudson, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Paul J. Johnson
Notary Public for Oregon

My Commission expires: 11/4/1971

STATE OF OREGON)
) SS.
County of Columbia)

August 30, 1968. Personally appeared the within named Selma Price, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Paul J. Johnson
Notary Public for Oregon

My Commission expires: 11/4/1971

STATE OF OREGON)
) SS.
County of Columbia)

August 30, 1968. Personally appeared the within named Einar Stenersen, and Angie Stenersen, his wife, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Lillian S. Armstrong
Notary Public for Oregon

My Commission expires: May 6, 1972

STATE OF OREGON)
) SS.
County of Columbia)

August 30, 1968. Personally appeared the within named Ernest Stenersen, a single man, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Paul J. Johnson
Notary Public for Oregon

My Commission expires: 11/4/1971

STATE OF OREGON
COLUMBIA COUNTY
RECORDED OR FILED

OCT 4 3 54 PM '68

BOOK 171 PAGE 175

RAY A. NELSON CO. CLK.
BY [Signature] DEP.

Exhibit 2

GRANTORS' NAME AND ADDRESS

Jerome Lee Sr Fesler
 77351 Woodson Road
 Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
 Board of County Commissioners
 230 Strand, Room 331
 St. Helens, OR 97051

DEDICATION DEED

Jerome Lee Sr Fesler, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 19 day of 05, 2015.

GRANTORS:By: 

Jerome Lee Sr Fesler

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19 day of May, 2025 by Jerome Lee Sr Fesler, upon whose authority and on whose behalf this instrument is signed.



Monica M Blackwood
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 ½" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

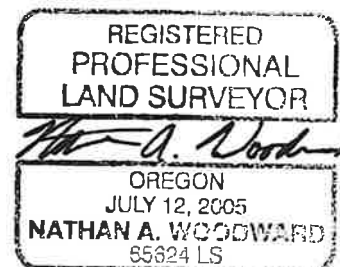
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWS: 6/30/2026

EXHIBIT B

RECORD OF SURVEY
FOR COLUMBIA COUNTY PUBLIC WORKS
IN SECTIONS 4 & 5, T1N, R5W, W.M.
COLUMBIA COUNTY, OREGON
MAY 29, 2025

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD DIST	CHORD BEARING
C1	24.31°	16.76'	76°19'53"	72.50'	N82°22'31"E
C2	277.61°	480.00'	34°36'42"	719.36'	N85°40'06"E
C3	139.83°	425.00'	107°02'24"	531.24'	N83°16'37"E
C4	15.97°	3000.00'	270°37'	111.36'	N30°37'59"E
C5	385.97°	3000.00'	7°22'17"	295.70'	N24°10'38"E
C6	850.34°	3200.00'	107°40'34"	649.20'	N25°18'38"E
C7	119.45°	265.00'	25°48'33"	116.44'	N27°41'04"E
C8	128.97°	96.00'	76°38'14"	119.45'	N31°15'40"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S79°28'42"E	68.86'
L2	N47°04'34"E	45.95'
L3	N67°26'00"E	231.65'
L4	N87°26'00"E	131.39'
L5	N87°26'00"E	287.62'
L6	N67°56'00"E	651.20'
L7	N87°54'25"E	288.64'
L8	N55°34'00"E	135.19'
L9	N37°41'47"E	107.02'
L10	N00°18'00"E	161.24'
L11	N29°57'21"E	147.77'
L12	N40°35'55"E	173.95'
L13	N17°46'23"E	118.94'
L14	S67°18'03"E	107.60'

SURVEY REFERENCES

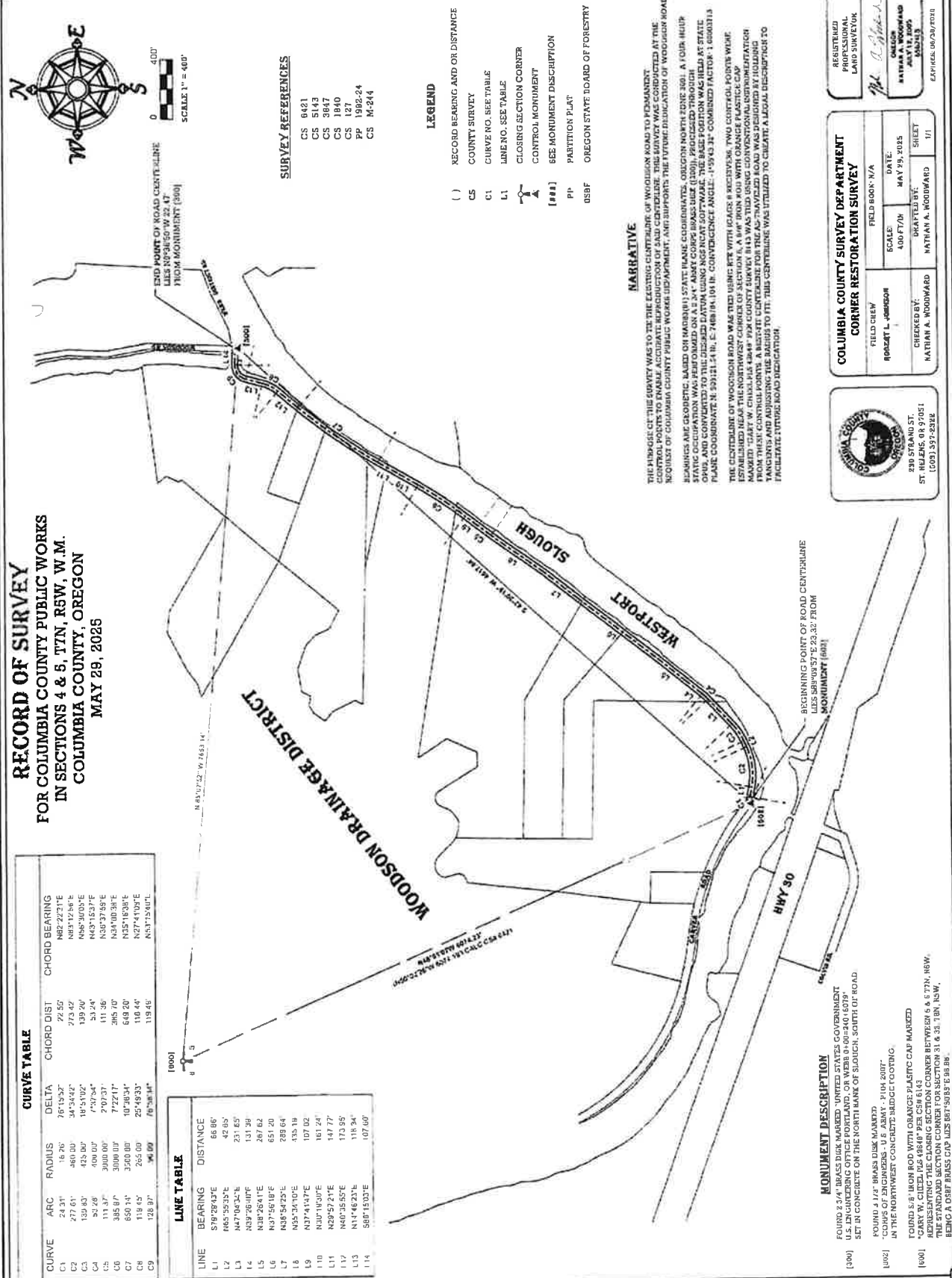
- CS 8421
- CS 5143
- CS 3847
- CS 1940
- CS 127
- PP 1992-24
- CS R-244

LEGEND

- () RECORD BEARING AND OR DISTANCE
- CS COUNTY SURVEY
- C1 CURVE NO. SEE TABLE
- L1 LINE NO. SEE TABLE
- +— CLOSING SECTION CORNER
- +— CONTROL MONUMENT
- [###] SEE MONUMENT DESCRIPTION
- PP PARTITION PLAT
- DSBF OREGON STATE BOARD OF FORESTRY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE CENTERLINE OF WOODSON ROAD TO PERMANENTLY CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID CENTERLINE. THIS CENTERLINE WAS ESTABLISHED AT THE REQUEST OF COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT AND SUPPORTS THE FUTURE DEDICATION OF WOODSON ROAD. BEARINGS ARE GEODETIC, BASED ON NAD83 STATE PLANE COORDINATES, OREGON NORTH ZONE 300. A FOUR-ANGLE STATION OCCUPATION WAS PERFORMED ON A 3" X 4" ASSET CONTROL POINT MARKER AT THE BASE POSITION WAS HELD AT STATE GRID COORDINATE N 204121.51 N, E 7481.04 W. CONVERGENCE ANGLE: -1°59'43.31" COMBINED FACTOR: 1.0000114 PLATE COORDINATE: N 204121.51 N, E 7481.04 W. CONVERGENCE ANGLE: -1°59'43.31" COMBINED FACTOR: 1.0000114 THE CENTERLINE OF WOODSON ROAD WAS TIED USING THE WITH LEAST SQUARES METHOD. THIS CENTERLINE POINTS WERE ESTABLISHED USING A TOTAL STATION WITH ORANGE-PLASTIC CAP. THIS CENTERLINE WAS TIED TO THE CENTERLINE OF WESTPORT SLAUGH, WHICH HAS A 100' WIDE RIGHT-OF-WAY. THE CENTERLINE OF WESTPORT SLAUGH WAS TIED TO THE CENTERLINE OF HWY 30. A BEST-FIT CENTERLINE FOR THE AS-TRAVELED ROAD WAS DESIGNED BY INCLUDING TANGENTS AND ADJUSTING THE RADIUS TO FIT. THIS CENTERLINE WAS UTILIZED TO CREATE A LOCAL DESCRIPTION TO FACILITATE FUTURE ROAD DEDICATION.



MONUMENT DESCRIPTION

- [300] FOUND 2 3/4" BRASS DISK MARKED "UNITED STATES GOVERNMENT U.S. DISTRICT COURT OF OREGON" SET IN CONCRETE ON THE NORTH BANK OF SLAUGH, SOUTH OF ROAD.
- [302] FOUND 4 1/2" BRASS DISK MARKED "COLUMBIA COUNTY OREGON" AT THE INTERSECTION OF WOODSON ROAD AND HWY 30.
- [600] FOUND S 8" IRON ROD WITH ORANGE-PLASTIC CAP MARKED "CARY W. CHURCH" THE CLOSING SECTION CORNER BETWEEN 6 & 5 T1N, R5W. THE STANDARD SECTION CORNER FOR SECTION 31 & 32, T1N, R5W, BEING A DSBF BRASS CAP LIES 881°50'33" E 88.88'.

COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD CREW: ROBERT L. JOHNSON
 SCALE: 1" = 400 FT/W
 DATE: MAY 29, 2025
 CHECKED BY: NATHAN A. WOODWARD
 PARTIED BY: NATHAN A. WOODWARD
 SHEET: 1/1

REGISTERED PROFESSIONAL LAND SURVEYOR
 NATHAN A. WOODWARD
 JULY 17, 2009
 LICENSE # 10000

OFFICE: 607-247-0700

COLUMBIA COUNTY
REGISTERED PROFESSIONAL LAND SURVEYOR

230 STRAND ST.
 ST. HELENS, OR 97051
 (503) 337-2822

EXHIBIT C

EXHIBIT A ATTACHED HERETO.

FIRST AMERICAN TITLE COMPANY ORDER NO. 15001042

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ _____

24,000.00 (See ORS 93.030)



Dated this 12th day of November, 1993;

George E. Rainhold

(If executed by a corporation, affix corporate seal)

STATE OF OREGON.

County of Columbia } ss.

November 12, 1993

Personally appeared the above named

George E. Rainhold

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-4-97

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GEORGE E. RAINHOLD

JEROME PESLER SR AND SUSAN I. PESLER

After recording return to:

JEROME PESLER SR AND SUSAN I. PESLER
77351 WOODSON ROAD
CLATSKANIE OR 97016

Until a change is required all tax statements shall be sent to the following address:

JEROME PESLER SR AND SUSAN I. PESLER
77351 WOODSON ROAD
CLATSKANIE OR 97016

STATE OF OREGON.

County of _____

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

10268 '93 NOV 23 P3:41

Instrument # 93-10268
Pages _____

ELIZABETH HUSER, County Clerk
By: [Signature] Deputy

Receipt # _____
Fees \$ 46.00

imputy

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 93001042

Beginning at a point where the section line between Sections 4 and 5 in Township 7 North, Range 5 West of the Willamette Meridian, intersects the general Northerly bank of Westport Slough which point is South 3,596 feet and West 30 feet from the corner to Sections 4 and 5 in Township 7 North, Range 5 West of the Willamette Meridian, on Second Parallel North, which point is shown and designed on Map No. 127 of Woodson Drainage District on file in the office of the County Surveyor of Columbia County, State of Oregon, and running thence North along said section line between Sections 4 and 5, 817 feet to the Northeast corner of Lydian Stenersen et ux tract described in Book 57, Page 189, Deed Records of Columbia County, Oregon; thence West 936 feet along the Northerly line of said Stenersen Tract to the Northwest corner thereof; thence North 200 feet to a point; thence East on a line parallel with the Northerly line of said tract of land owned by Lydian Stenersen 936 feet to a point on the section line between said Sections 4 and 5; thence South 49 degrees 48' East 625 feet to a point on the general Northerly bank of Westport Slough; and thence along the bank of said slough with its meanderings South 35 degrees 28' West 112 feet, South 38 degrees 27' West 410 feet and South 40 degrees 27' West 260 feet to the place of beginning.

Exhibit 3

GRANTORS' NAME AND ADDRESS
Keith Sloderbeck and Mary Sloderbeck
Physical: 77463 Woodson Road
Mailing: 77521 Woodson Road
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Keith Sloderbeck and Mary Sloderbeck, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.


Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

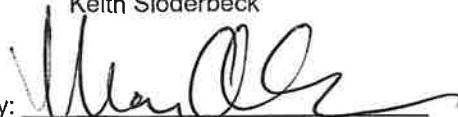
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 19 day of May, 2025.

GRANTORS:

By: 
Keith Sloderbeck

By: 
Mary Sloderbeck

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19 day of May, 2015, by Keith Sloderbeck, upon whose authority and on whose behalf this instrument is signed.



Brandi Hallowell
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Mary Sloderbeck, upon whose authority and on whose behalf this instrument is signed.

Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 ½" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of $7^{\circ}22'17''$ and a chord which bears N $34^{\circ} 00' 38''$ E a distance of 385.70 feet;

Thence N $30^{\circ} 19' 30''$ E a distance of 161.24 feet;

Thence N $29^{\circ} 57' 21''$ E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of $10^{\circ}38'34''$ and a chord which bears N $35^{\circ} 16' 38''$ E a distance of 649.20 feet;

Thence N $40^{\circ} 35' 55''$ E a distance of 173.95 feet to the beginning of a curve;

Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of $25^{\circ}49'33''$ and a chord which bears N $27^{\circ} 41' 09''$ E a distance of 118.44 feet;

Thence N $14^{\circ} 46' 23''$ E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of $76^{\circ}58'34''$ and a chord which bears N $53^{\circ} 15' 40''$ E a distance of 119.49 feet;

Thence S $88^{\circ} 15' 03''$ E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N $9^{\circ}36'50''$ W a distance of 22.47 feet from a $2 \frac{3}{4}$ " brass disk marked "*United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79*" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nathan A. Woodward

OREGON
JULY 12, 2005
NATHAN A. WOODWARD
65624 LS

RENEWS: 6/30/2026

EXHIBIT B

RECORD OF SURVEY
FOR COLUMBIA COUNTY PUBLIC WORKS
IN SECTIONS 4 & 6, T1N, R5W, W.M.
COLUMBIA COUNTY, OREGON
MAY 29, 2025

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD DIST	CHORD BEARING
C1	24.31°	16.70'	76°15'52"	72.25'	N82°22'21"E
C2	271.61°	480.00'	34°38'42"	773.42'	N85°10'09"E
C3	159.83°	425.00'	16°51'02"	54.24'	N83°15'57"E
C4	33.27°	300.00'	2°02'33"	111.36'	N30°37'58"E
C5	385.07°	300.00'	7°22'11"	265.70'	N34°00'38"E
C6	119.45°	265.00'	10°30'34"	649.20'	N35°16'38"E
C7	119.45°	265.00'	22°49'33"	110.44'	N27°41'09"E
C8	128.97°	96.00'	76°58'34"	119.45'	N53°15'40"E

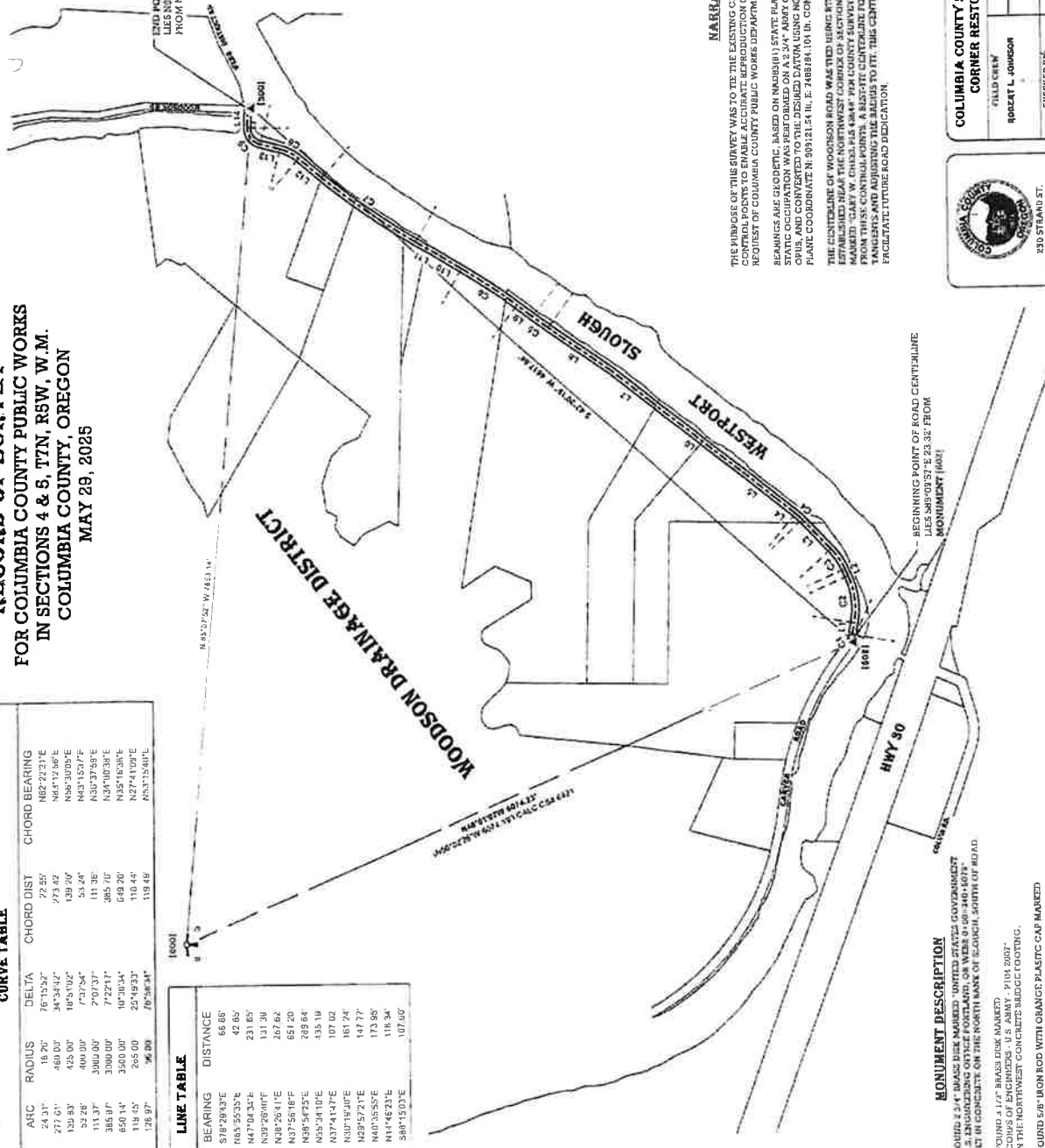
LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°29'43"E	66.85'
L2	N61°35'37"E	49.85'
L3	N78°28'04"E	231.65'
L4	N78°28'04"E	131.39'
L5	N38°28'11"E	267.62'
L6	N37°58'16"E	651.20'
L7	N38°54'25"E	289.64'
L8	N58°34'10"E	435.19'
L9	N37°41'47"E	107.02'
L10	N30°16'40"E	161.74'
L11	N29°52'21"E	147.77'
L12	N40°35'55"E	173.96'
L13	N41°48'21"E	116.34'
L14	S89°15'03"E	107.60'

SURVEY REFERENCES

CS 6421
CS 5143
CS 3617
CS 1840
CS 127
PP 1982-24
CS MC-244

- LEGEND**
- () RECORD BEARING AND OR DISTANCE
 - CS COUNTY SURVEY
 - C1 CURVE NO. SEE TABLE
 - L1 LINE NO. SEE TABLE
 - ☼ CLOSING SECTION CORNER
 - ⊕ CONTROL MONUMENT
 - ⊕⊕⊕ SET MONUMENT DESCRIPTION
 - PP PARTITION PLAT
 - OSBF OREGON STATE BOARD OF FORESTRY




NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE EXISTING CENTERLINE OF WOODSON ROAD TO PERMANENT CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID ROAD AND TO SUPPORT THE FUTURE DEDICATION OF WOODSON ROAD TO COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE DEDICATION OF WOODSON ROAD BEARINGS ARE GEODETIC, BASED ON NAD83(11) STATE PLANE COORDINATES, OREGON NORTH ZONE 3801. A FOUR HOUR STATIC OCCUPATION WAS PERFORMED ON 12/24/2024 AT THE CORNER MONUMENT. THE BASE POINT WAS SET AT STATE PLANE COORDINATE N 90121.54 IN. E 740838.101 IN. CONVERGENCE ANGLE -1°54'43.31" COMBINED FACTOR: 1.0000713 PLANK COORDINATE N 90121.54 IN. E 740838.101 IN. CONVERGENCE ANGLE -1°54'43.31" COMBINED FACTOR: 1.0000713

THE CENTERLINE OF WOODSON ROAD WAS TIED USING A 1/2" BRASS DISK MARKER WITH AN ANGLE PLASTIC CAP SET AT THE NORTH CORNER MONUMENT. THE CENTERLINE OF WOODSON ROAD WAS TIED USING CONVENTIONAL INSTRUMENTATION FROM THIS CONTROL POINT. A 3/8" DIA. IRON ROD WITH AN ANGLE PLASTIC CAP WAS SET AT THE SOUTH CORNER MONUMENT. THE CENTERLINE OF WOODSON ROAD WAS DESCRIBED BY HOLDING TANGENTS AND ADJUSTING THE BEARINGS TO FIT. THIS CENTERLINE WAS UTILIZED TO CREATE A LEGAL DESCRIPTION TO FACILITATE FUTURE ROAD DEDICATION.

MONUMENT DESCRIPTION

- [301] FOUND 2 1/4" BRASS DISK MARKER - UNITED STATES GOVERNMENT SET IN CONCRETE ON THE NORTH BANK OF SLAUGH, SOUTH OF ROAD
- [302] FOUND 3 1/2" BRASS DISK MARKER - 1914 2007 - IN THE NORTHWEST CONCRETE BRIDGE FOOTING.
- [303] FOUND 5/8" IRON ROD WITH ANGLE PLASTIC CAP MARKED "OSBF" - SET AT THE CLOSING SECTION CORNER BETWEEN S & 6 7TH, R5W. THE STANDARD SECTION CORNER FOR SECTION 31 & 38, T1N, R5W, BEING A OSBF BRASS CAP LIES 667'50.87" E 99.48'



230 STRAND ST.
ST. HELENS, OR 97051
(503) 397-2582

COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD VIEW: HOSKAY L. JOHNSON
SCALE: 1" = 400 FT./IN.
CHECKED BY: NATHAN A. WOODWARD
FIELD BOOK: N/A
DATE: MAY 29, 2025
DRAWN BY: NATHAN A. WOODWARD
SHEET: 1/1

REGISTERED PROFESSIONAL LAND SURVEYOR
NATHAN A. WOODWARD
JULY 12, 2005
EXPIRES: 06/30/2030

COLUMBIA COUNTY, OREGON **2020-008543**

DEED-D

Cnt=1 Pgs=2 HUSERB **08/25/2020 11:06:01 AM**\$10.00 \$11.00 \$60.00 \$5.00 \$10.00 = **\$96.00****00275891202000085430020024**

RECORDS USE ONLY:

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
 certify that the instrument identified herein was recorded in the Clerk
 records.

Elizabeth E. Huser - County Clerk

WHEN RECORDED RETURN TO:

KEITH SLODERBECK
 77521 WOODSON ROAD
 CLATSKANIE, Oregon, 97016

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- SETH SLODERBECK and KATELYN SLODERBECK, , a married couple,
 for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants
 and releases with covenants to the GRANTEE(S):

- KEITH SLODERBECK and MARY SLODERBECK,, 77521 WOODSON ROAD,
 CLATSKANIE, OREGON County, Oregon, 97016,
 the following described real estate, situated in Clatskanie, in the County of Columbia, State of
 Oregon:

(legal description): Beginning at a point in the Northerly bank of Westport Slough, which is
 South 2705 feet and East 658 feet from the corner to Sections 4 and 5, in Township 7 North of
 Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence following the bank
 of said Westport Slough, South 35 degrees 28' West 345 feet; thence leaving Slough, North 49
 degrees 48" West 625 feet, thence West 936 feet; thence North 260 feet; thence West 936 feet;
 thence South 60 degrees 30" East 780 feet to the place beginning. Property Address: 77463
 Woodson Road Acct # 27365, Clatskanie, Oregon 97016

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property
 and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither
 Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any
 right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants
 that Grantor has not taken any action or suffered anything whereby the property conveyed herein

has been encumbered in any way.

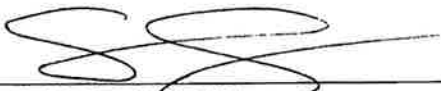
Tax Parcel Number: 27365

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

DATED: 8/7/2020

DATED: 08/07/20



SETH SLODERBECK
625 HOWARD DRIVE
CLATSKANIE, Oregon, 97016

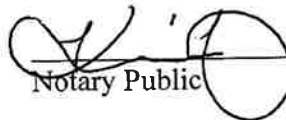


KATELYN SLODERBECK

STATE OF OREGON, COUNTY OF COLUMBIA, ss:

This instrument was acknowledged before me on this 7th day of August, 2020 by SETH SLODERBECK and KATELYN SLODERBECK.





Notary Public

MC Wauna Credit Union
Title (and Rank)

My commission expires March 12, 2023

Exhibit 4

GRANTORS' NAME AND ADDRESS
 Kyle Sloderbeck and Megan Sloderbeck
 77521 Woodson Road
 Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
 Columbia County, Oregon
 Board of County Commissioners
 230 Strand, Room 331
 St. Helens, OR 97051

DEDICATION DEED

Kyle Sloderbeck and Megan Sloderbeck, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.


The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 16 day of May, 2025.

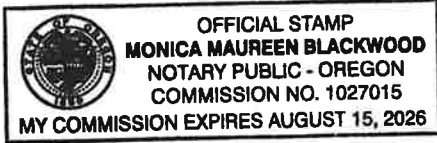
GRANTORS
 By: 
 Kyle Sloderbeck

By: 
 Megan Sloderbeck

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 14 day of May, 2025 by Kyle Sloderbeck, upon whose authority and on whose behalf this instrument is signed.

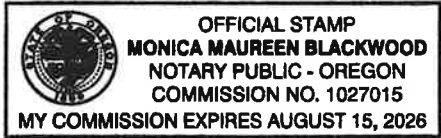


Monica M Blackwood
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 16 day of May, 2025 by Megan Sloderbeck, upon whose authority and on whose behalf this instrument is signed.



Monica M Blackwood
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 ½" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

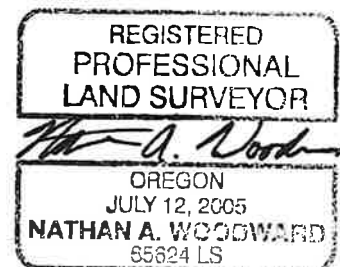
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWS: 6/30/2026

EXHIBIT B

RECORD OF SURVEY
FOR COLUMBIA COUNTY PUBLIC WORKS
IN SECTIONS 4 & 8, T1N, R5W, W.M.
COLUMBIA COUNTY, OREGON
MAY 29, 2025

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD DIST	CHORD BEARING
C1	24.31°	16.26'	76°15'24"	29.55'	N82°22'27"E
C2	277.61°	483.00'	34°35'42"	713.49'	N80°16'28"E
C3	139.59°	425.00'	10°25'24"	53.24'	N83°15'42"E
C4	32.26°	3000.00'	7°02'37"	111.38'	N80°37'50"E
C5	385.01°	3000.00'	7°22'17"	395.70'	N45°40'38"E
C6	850.14°	3500.00'	10°30'34"	649.20'	N35°16'38"E
C7	118.45°	255.00'	25°49'33"	118.44'	N27°41'03"E
C8	128.97°	36.00'	78°58'34"	119.48'	N53°15'40"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°29'43"E	46.86'
L2	N65°35'35"E	47.65'
L3	N47°06'34"E	231.65'
L4	N39°25'01"E	131.30'
L5	N37°58'00"E	287.64'
L6	N37°58'00"E	651.20'
L7	N37°58'00"E	288.64'
L8	N55°20'10"E	435.10'
L9	N37°41'47"E	107.02'
L10	N38°18'00"E	161.24'
L11	N29°52'11"E	144.77'
L12	N40°36'55"E	173.95'
L13	N14°46'23"E	118.94'
L14	S88°15'02"E	107.60'

SURVEY REFERENCES

- CS 8421
- CS 5143
- CS 3847
- CS 1840
- CS 127
- PP 1982-24
- CS R-241

LEGEND

- () RECORD BEARING AND OR DISTANCE
- CS COUNTY SURVEY
- C1 CURVE NO. SEE TABLE
- L1 LINE NO. SEE TABLE
- +— CLOSING SECTION CORNER
- +— CONTROL MONUMENT
- (###) SEE MONUMENT DESCRIPTION
- PP PARTITION PLAT
- OSBF OREGON STATE BOARD OF FORESTRY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE EXISTING CENTERLINE OF WOODSON ROAD TO PERMANENTLY LOCATE CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID CENTERLINE. THE SURVEY WAS CONDUCTED AT THE REQUEST OF COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE RECONSTRUCTION OF WOODSON ROAD. BLANNING ARE GEODETIC, BASED ON NAD83(11) STATE PLANE COORDINATES, OREGON NORTH ZONE 360. A FOUR-STEP STATIC OCCUPATION WAS PERFORMED ON A 2" X 4" ASHTAR COMPASS (MUSE (1000), PEDIGREE) THAT WAS CALIBRATED AT STATE SURVEY LABORATORY, COLUMBIA COUNTY SURVEYOR'S OFFICE. THE SURVEY WAS CONDUCTED ON MAY 29, 2025, AT 10:00 AM. LOCAL COORDINATE IS 199111.14 N, E 18914.14 W, CONVERGENCE ANGLE: -758.43" (COMBINED FACTOR: 1.60000213). THE CENTERLINE OF WOODSON ROAD WAS TIED USING A 1/4" BRASS DISK MARKER. TWO CONTROL POINTS WERE ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 8, T1N, R5W, W.M. THE CENTERLINE OF WOODSON ROAD WAS TIED FROM THESE CONTROL POINTS. A BEST-FIT CENTERLINE FOR THE AS-TRAVELED ROAD WAS DERIVED BY HOLDING TANGENTS AND ADJUSTING THE RADIUS TO FIT. THIS CENTERLINE WAS UTILIZED TO CREATE A LEGAL DESCRIPTION TO FACILITATE FUTURE ROAD DEDICATION.

MONUMENT DESCRIPTION

- [300] FOUND 3 1/4" BRASS DISK MARKER, UNITED STATES GOVERNMENT U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT. SEE THE CORNER ON THE NORTH BANK OF SLUGH, SOUTH OF ROAD.
- [400] FOUND 1 1/4" BRASS DISK MARKER (101.01.2007). CONTS OF BRICKS CONCRETE SLUDGE FOOTING. BY THE NORTHWEST CORNER OF SECTION 8.
- [600] FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARY W. CHURCH LINE CLOSING CORNER BETWEEN S & E 7TH, NW. THE STANDARD SECTION CORNER FOR SECTION 31, A 31, T8N, N5W, BEING A OSBF BRASS CAP, LIES 887'50"33" E 88' 88".



COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD BOOK: N/A
 FIELD CREW: ROBERT L. JOHNSON
 SCALE: 1" = 400 FT./IN.
 DATE: MAY 29, 2025
 CHECKED BY: KATHIA A. WOODWARD
 DRAFTED BY: KATHIA A. WOODWARD
 SHEET: 1/1

REGISTERED PROFESSIONAL LAND SURVEYOR
 KATHIA A. WOODWARD
 JULY 12, 2009
 EXPIRES: 2025-12-31
 LICENSE NO: 1000001010

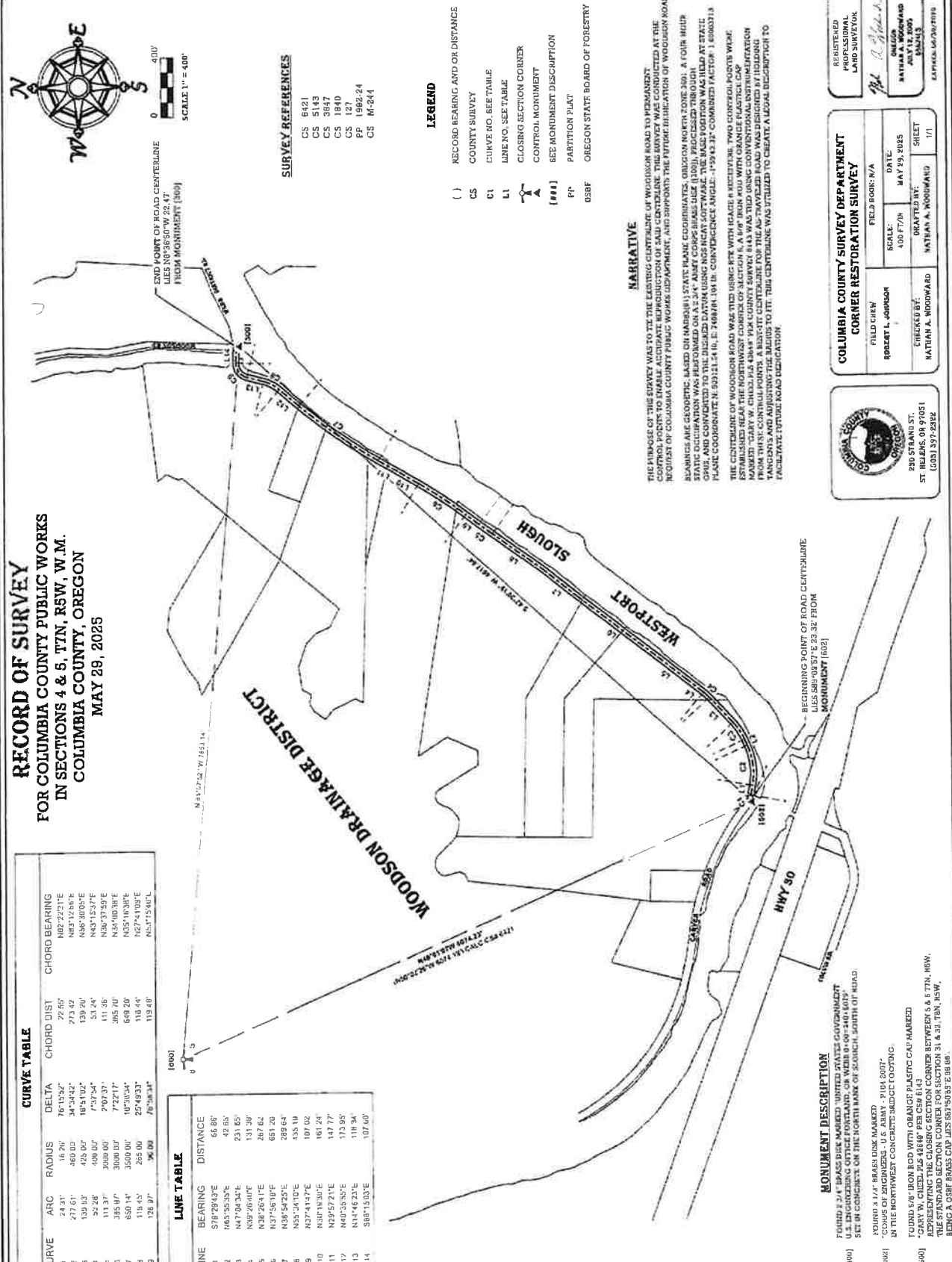


EXHIBIT C

BOOK _____ PAGE _____

COLUMBIA COUNTY, OREGON	2018-06459
DEED-D	
Cnt=1 Pgs=4 HUSERB	08/08/2018 09:18:00 AM
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00	\$106.00
I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Elizabeth E. Huser - County Clerk	

Commitment Number: 23843152
Seller's Loan Number: 7002242537

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
77521 Woodson Rd., Clatskanie, OR 97016-3005

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
7N5W04-00-01800

QUITCLAIM DEED

Keith Sloderbeck and Mary A Sloderbeck, husband and wife, (and are the parents of Megan Nicole Sloderbeck) whose mailing address is **77521 Woodson Rd., Clatskanie, OR 97016-3005**, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Kyle Todd Sloderbeck and Megan Nicole Sloderbeck, husband and wife**, hereinafter grantees, whose tax mailing address is **77521 Woodson Rd., Clatskanie, OR 97016-3005**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in Columbia County, State of Oregon, described as follows, to-wit: Parcel 1: Beginning at a point on the northwesterly bank of Westport Slough, which point is South 2705 feet and East 658 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of Willamette Meridian, on second Standard parallel North, which point is shown and designated on Map No. 127 of Woodson Drainage District on file in the office of the county surveyor of Columbia County, Oregon, and running thence North 60 degrees 30' West 780 feet to a point in Section line between Sections 4 and 5 in said Township and Range; thence West 936 feet to a point; thence North 458 feet to a point in Paul Slough; thence North 85 degrees 35' East 82 feet to a point; thence North 47 degrees 33' East 198 feet to a point; thence South 84 degrees 22' East 75 feet to a point; thence South 32 degrees 45' East 328 feet to a point; thence North 88 degrees 18' East 97 feet to a point; thence North 79 degrees 50' East to a point on the Section line between Sections 4 and 5 in said Township and Range, 355 feet; thence South 80 degrees 10' East 1102 feet to a point on Northerly bank of Westport Slough; thence South 35 degrees 28' West 705 feet to a point being the point of beginning. Parcel 2: Beginning at a point on the Northwesterly bank of Westport Slough, which point is South 2126 feet and East 1068 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, on Second Standard parallel North, which point is shown and designated on Map No. 127 of Woodson Drainage District on file in the office of the County Surveyor of Columbia County, Oregon, and running thence North 80 degrees 10' West 1102.0 feet; thence South 79 degrees 50' West 355.0 feet to point in Paul Slough; thence North 22 degrees 54' East 226.0 feet; thence North 34 degrees 10' West 230.0 feet; thence South 81 degrees 54' East 1685.0 feet to point on Northwesterly bank of said Westport Slough; thence South 31 degrees 23' West 152.0 feet; thence South 35 degrees 28' West 198.0 feet to point of beginning.

Assessor's Parcel No: 7N5W04-00-01800

Property Address is: 77521 Woodson Rd., Clatskanie, OR 97016-3005

Prior instrument reference: C0742

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

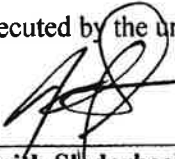
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

[Except] that certain mortgage (or Deed of Trust) recorded in Book: N/A at Page: N/A, **and/or** Reception/Instrument Number 2014-08221 in the records of the Office of the Clerk and Recorder of the County of Columbia, State of Oregon, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed by the undersigned on 13 April, 2018:




Keith Sloderbeck



Mary A. Sloderbeck

STATE OF OREGON
COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me on July 13, 2018 by **Keith Sloderbeck** and **Mary A. Sloderbeck** who are personally known to me or have produced DRIVER'S LICENSES as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



Exhibit 5

GRANTORS' NAME AND ADDRESS

Mark F Cope
 77691 Woodson Road
 Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
 Board of County Commissioners
 230 Strand, Room 331
 St. Helens, OR 97051

DEDICATION DEED

Mark F Cope, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 16 day of MAY, 2025.

GRANTORS:

By: Mark F Cope
 Mark F Cope

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 16 day of May, 2023 by Mark F Cope, upon whose authority and on whose behalf this instrument is signed.



Brandi Lynn Hallowell
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 ½" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

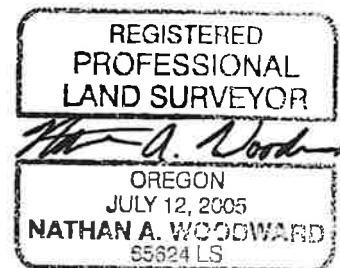
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWS: 6/30/2026

EXHIBIT B

RECORD OF SURVEY
 FOR COLUMBIA COUNTY PUBLIC WORKS
 IN SECTIONS 4 & 5, T11N, R5W, W.M.
 COLUMBIA COUNTY, OREGON
 MAY 29, 2025

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD DIST	CHORD BEARING
C1	24.31°	18.76'	76°15'27"	72.25'	N82°22'21"E
C2	277.61°	460.00'	34°38'42"	773.42'	N85°12'38"E
C3	139.83°	425.00'	19°53'02"	138.20'	N88°30'05"E
C4	52.26°	400.00'	7°07'54"	51.24'	N88°37'59"E
C5	111.37°	300.00'	7°22'17"	96.57'	N84°00'28"E
C6	385.50°	350.00'	10°36'34"	659.20'	N05°10'28"E
C7	49.41°	255.00'	22°48'33"	110.44'	N27°41'09"E
C8	128.97°	96.00'	76°58'34"	119.68'	N01°17'54"U

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°29'43"E	66.86'
L2	S65°55'52"E	42.05'
L3	N47°06'32"E	231.65'
L4	N39°28'00"U	131.38'
L5	N38°28'41"E	287.62'
L6	N37°56'16"U	651.20'
L7	N39°34'25"E	288.64'
L8	N35°34'10"E	179.84'
L9	N37°41'47"E	181.94'
L10	N30°19'30"E	507.77'
L11	N29°52'21"E	123.55'
L12	N00°35'50"E	118.94'
L13	N41°48'24"E	118.94'
L14	S88°13'02"E	107.60'

SURVEY REFERENCES

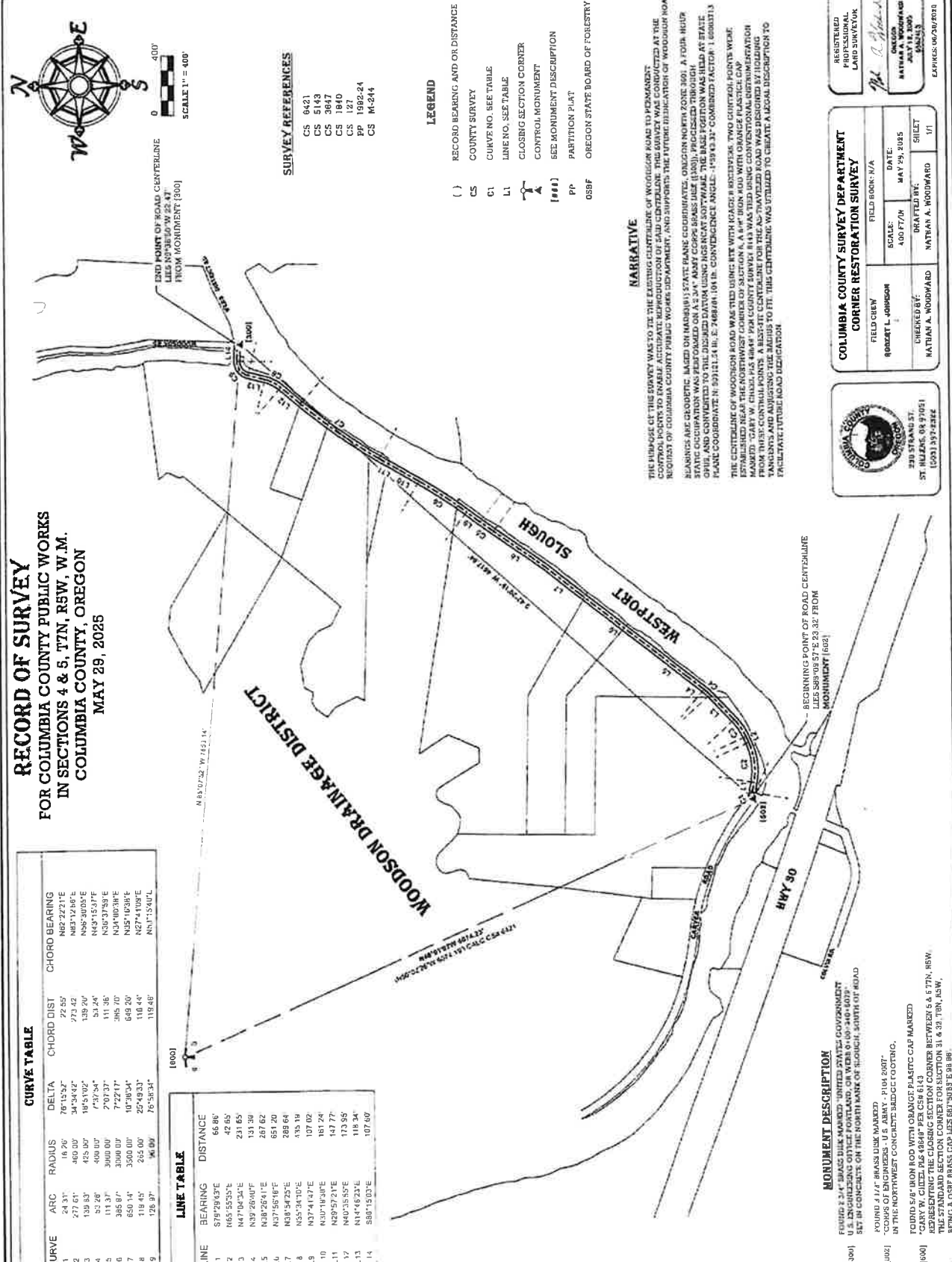
- CS 8421
- CS 5143
- CS 3647
- CS 1840
- CS 127
- PP 1982-24
- CS M-214

LEGEND

- () RECORD BEARING AND OR DISTANCE
- CS COUNTY SURVEY
- C1 CURVE NO. SEE TABLE
- L1 LINE NO. SEE TABLE
- GLOSING SECTION CORNER
- CONTROL MONUMENT
- SEE MONUMENT DESCRIPTION
- PP PARTITION PLAT
- OSBF OREGON STATE BOARD OF FORESTRY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE EXISTING CENTERLINE OF WOODSON ROAD TO PERMANENT CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID CENTERLINE. THE SURVEY WAS CONDUCTED AT THE REQUEST OF COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE RECONSTRUCTION OF WOODSON ROAD. BEARINGS ARE CHORDIC, LINED ON HANDBOOK STATE PLANS COORDINATE, OREGON NORTH ZONE 3601. A FOUR-STEP STATIC OCCUPATION WAS PERFORMED ON A 3" X 4" ARMY CORPS BEAMS JUNE (2025). PRECEDING SURVEYS WERE CONDUCTED BY OSBF IN 1982-24 AND 1982-24. THE CENTERLINE OF WOODSON ROAD WAS TIED USING BENCH MARKS WITH KNOWN ELEVATIONS. TWO CONTROL POINTS WERE ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 4, AND ONE WAS ESTABLISHED NEAR THE SOUTHWEST CORNER OF SECTION 5. A BENCH MARK WAS USED TO ESTABLISH THE CENTERLINE OF WOODSON ROAD. THE CENTERLINE OF WOODSON ROAD WAS DESCRIBED BY HOLDING TARGETS AND ADJUSTING THE BEAMS TO FIT. THIS CENTERLINE WAS UTILIZED TO CREATE A LEGAL DESCRIPTION TO FACILITATE FUTURE ROAD DEDICATION.



COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD CREW: ROBERT L. JOHNSON
 FIELD BOOK: N/A
 SCALE: 1" = 400 FT/IN
 DATE: MAY 29, 2025
 CHECKED BY: NATASHA A. WOODWARD
 DRAFTER BY: NATASHA A. WOODWARD
 SHEET: 1/1

REGISTERED PROFESSIONAL LAND SURVEYOR
 NATASHA A. WOODWARD
 JULY 11, 2005
 EXPIRES: 06/30/2031

MONUMENT DESCRIPTION

[1000] FOUND 2 1/4" BRASS DISK MARKED "UNITED STATES GOVERNMENT U.S. ENGINEERING OFFICE PORTLAND OREGON" SET IN CONCRETE ON THE NORTH BANK OF WOODSON SLUGH OUT ROAD

[1002] FOUND 1 1/4" BRASS DISK MARKED "COUNTY OF ENGINEERS - U.S. ARMY" IN 10' CONCRETE IN THE NORTHWEST CORNER OF SECTION 5 & 6 T11N, R5W, W.M. THE STANDARD SECTION CORNER FOR SECTION 31 & 32, T11N, R5W, W.M. BEING A OSBF BRASS CAP LESS SET 5035 E 88 86'

GRANTOR'S NAME:
Mark F. Cope and Wendi L. Cope

GRANTEE'S NAME:
Mark F Cope

AFTER RECORDING RETURN TO:
Mark F. Cope
77691 Woodson Road
Clatskanie, OR 97016

SEND TAX STATEMENTS TO:
Mark F. Cope
77691 Woodson Road
Clatskanie, OR 97016

27367 and 7-5-04-00-1900
77691 Woodson Road, Clatskanie, OR 97016

COLUMBIA COUNTY, OREGON **2020-01689**
DEED-D **02/26/2020 03:05:10 PM**
Cnt=1 Pgs=2 KLUGD
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$96.00**

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon,
certify that the Instrument Identified herein was recorded in the Clerk
records.
Elizabeth E. Huser - County Clerk

Ticor Title 360420000274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Mark F. Cope and Wendi L. Cope, Grantor, conveys to **Mark F. Cope**, Grantee, the following described real property, situated in the County of Columbia, State of Oregon,

Beginning at a point on the Northerly bank of Westport Slough, which point is South 1538 feet and East 1448 feet from the corner to Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, thence South 31°23' West 350 feet; thence North 81°54' West 1685 feet to the center of Paul Slough; thence South 34°10' East 230 feet; thence South 22°54' West 226 feet; thence South 88°18' West 97.0 feet; thence North 32°45' West 328 feet; thence leaving said Slough, North 11°30' West 1385 feet to Southerly bank of Kelli Slough; thence North 56°44' East 102 feet; thence North 73°05' East 260 feet; thence South 13°09' East 90.0 feet; thence North 76°51' East 134 feet; thence North 13°09' West 113 feet; thence North 77°57' East 125 feet; thence North 87°03' East 330 feet; thence South 60°45' East 1050 feet to center of District Ditch; thence South 39°09' West 515 feet; thence North 64°12' West 140 feet; thence North 25°09' West 101 feet; thence North 47°55' West 93.0 feet; thence North 72°42' West 170 feet; thence South 78°51' West 153 feet; thence South 27°35' West 86.0 feet; thence North 79°14' West 62.0 feet; thence South 58°25' West 63.0 feet; thence South 33°36' West 90.0 feet; thence South 52°49' East 82.0 feet; thence South 27°12' East 165 feet; thence South 26°48' West 60.0 feet; thence East 1635 feet to the Northerly bank of said Westport Slough; thence South 31°23' West 350 feet to the point of beginning. EXCEPTING THEREFROM tract conveyed to C.C. Clossen by deed recorded May 6, 1968 in Book 169, page 156, Deed Records of Columbia County, Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2-14-2020

Mark F. Cope
Mark F. Cope

Wendi L. Cope
Wendi L. Cope



State of Oregon
County of Columbia

This instrument was acknowledged before me on 2-14-2020 by Mark F. Cope.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 4-29-23

State of WASHINGTON
County of WAHKIAKUM

This instrument was acknowledged before me on February 24, 2020 - by Wendi L. Cope.

Chelsea L. Paulsen
Notary Public - State of ~~Oregon~~ Washington

My Commission Expires: 09-24-2023

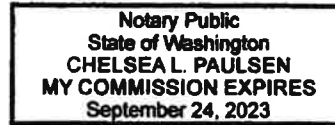


Exhibit 6

GRANTORS' NAME AND ADDRESS
Douglass Scott Gray
Physical: 77781 Woodson Road
Mailing: PO BOX 1255
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Douglass Scott Gray, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Grantor abutting the property dedicated herein so long as such relocation is at no cost to the Grantor or Grantor's heirs, successors, and assigns.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 15 day of May, 2025.

GRANTORS:

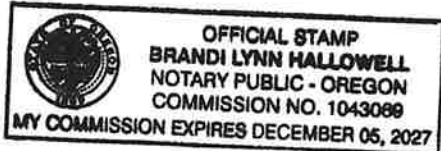
By: 
Douglass Scott Gray

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15 day of May, 2025, by Douglass Scott Gray, upon whose authority and on whose behalf this instrument is signed.

Brandi Lynn Hallowell
Notary Public for Oregon



ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

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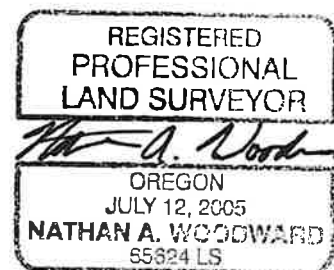
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Thence $N 14^{\circ} 46' 23'' E$ a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of $76^{\circ}58'34''$ and a chord which bears $N 53^{\circ} 15' 40'' E$ a distance of 119.49 feet;

Thence $S 88^{\circ} 15' 03'' E$ a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies $N 9^{\circ}36'50'' W$ a distance of 22.47 feet from a $2 \frac{3}{4}$ " brass disk marked "*United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79*" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWS: 6/30/2026

EXHIBIT B

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 FOR COLUMBIA COUNTY PUBLIC WORKS
 IN SECTIONS 4 & 8, T1N, R5W, W. M.
 COLUMBIA COUNTY, OREGON
 MAY 29, 2025

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C4	32.28°	400.00'	7°01'37"	111.36'	N85°37'58"E
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C7	118.45°	265.00'	22°48'31"	110.44'	N87°41'03"E
C8	128.97°	96.00'	70°58'34"	119.45'	N83°15'50"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°29'43"E	65.88'
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L3	N47°08'24"E	231.85'
L4	N39°26'00"E	131.39'
L5	R18°26'41"E	267.62'
L6	N37°56'18"E	651.20'
L7	N35°54'22"E	289.64'
L8	N33°24'10"E	139.84'
L9	N30°41'36"E	151.88'
L10	N28°57'21"E	147.77'
L11	N40°34'55"E	173.55'
L12	N44°42'22"E	118.24'
L13	S88°15'03"E	107.60'

SURVEY REFERENCES

- CS 8421
- CS 5143
- CS 3647
- CS 1840
- CS 187
- PP 1982-24
- CS M-244

LEGEND

- () RECORD BEARING AND/OR DISTANCE
- CS COUNTY SURVEY
- C1 CURVE NO. SEE TABLE
- L1 LINE NO. SEE TABLE
- GLOSING SECTION CORNER
- ▲ CONTROL MONUMENT
- #### SEE MONUMENT DESCRIPTION
- PP PARTITION PLAT
- DSBF OREGON STATE BOARD OF FORESTRY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE CENTERLINE OF WOODSON ROAD TO PERMANENT CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID CENTERLINE. THE SURVEY WAS CONDUCTED AT THE REQUEST OF COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE RECONSTRUCTION OF WOODSON ROAD. BEARINGS ARE GEODETIC, BASED ON NAD83(11) STATE PLANE COORDINATE, OREGON NORTH ZONE 501. A FOUR HOUR STATIC OCCUPATION WAS PERFORMED ON A 2.34" ARMY CORPS BRASS DISK (300), PROVIDED THROUGHOUT THE SURVEY. THE CENTERLINE OF WOODSON ROAD WAS RECONSTRUCTED USING THE BRASS DISK AT STATIC POINT COORDINATE N 0911.14 W 07 48.19 IN THE CONCORDANCE ANGLE: 11543.33° CORNED FACTOR: 1.0003713. THE CENTERLINE OF WOODSON ROAD WAS TIED USING BRASS DISK WITH (300) CONTROL POINTS WERE ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 4, AND NEAR THE WESTERN CORNER OF SECTION 8. THE CENTERLINE OF WOODSON ROAD WAS RECONSTRUCTED USING THE BRASS DISK AT STATIC POINT COORDINATE N 0911.14 W 07 48.19 IN THE CONCORDANCE ANGLE: 11543.33° CORNED FACTOR: 1.0003713. THE CENTERLINE OF WOODSON ROAD WAS TIED USING BRASS DISK WITH (300) CONTROL POINTS WERE ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 4, AND NEAR THE WESTERN CORNER OF SECTION 8. THE CENTERLINE OF WOODSON ROAD WAS RECONSTRUCTED USING THE BRASS DISK AT STATIC POINT COORDINATE N 0911.14 W 07 48.19 IN THE CONCORDANCE ANGLE: 11543.33° CORNED FACTOR: 1.0003713. THE CENTERLINE OF WOODSON ROAD WAS TIED USING BRASS DISK WITH (300) CONTROL POINTS WERE ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 4, AND NEAR THE WESTERN CORNER OF SECTION 8. THE CENTERLINE OF WOODSON ROAD WAS RECONSTRUCTED USING THE BRASS DISK AT STATIC POINT COORDINATE N 0911.14 W 07 48.19 IN THE CONCORDANCE ANGLE: 11543.33° CORNED FACTOR: 1.0003713.

MONUMENT DESCRIPTION

- [300] FOUND 2.34" BRASS DISK MARKED "UNITED STATES GOVERNMENT U.S. ENGINEERING OFFICE PORTLAND, OR WOODSON ROAD CENTERLINE" SET IN CONCRETE ON THE NORTH BANK OF WOODSON SLUGH AT HEAD.
- [1002] FOUND 3 1/4" BRASS DISK MARKED "COUNTY OF ENGINEERS - U.S. ARMY - 1911 2007" IN THE NORTHWEST CORNER OF SECTION 4.
- [600] FOUND 6" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARY W. CLEGG D&C 4864# PER CS# 6143" IN THE STANDARD SECTION CORNER FOR SECTION 31 & 33, T1N, R5W, BEING A DSBF BRASS CAP LIES 687' 50.85" E 98.88'



END POINT OF ROAD CENTERLINE LIES S89°58'50"W 22.47' FROM MONUMENT [300]

BEGINNING POINT OF ROAD CENTERLINE LIES S89°08'37"E 23.32' FROM MONUMENT [602]

N 85°02'27"W 151.14'

N 86°51'07"W 6074.32'

N 66°22'00"W 6021.191' CALCULATED 6411'

W 11°01'11"E 111.10'

W 11°01'11"E 111.10'

W 11°01'11"E 111.10'

COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD CREW: ROBERT L. JOHNSON
 SCALE: 1" = 400 FT/IN
 DATE: MAY 29, 2025
 FIELD BOOK: N/A
 CHECKED BY: NATHAN A. WOODWARD
 DELETED BY: N/A
 SHEET: 1/1



329 STANLEY ST.
 ST. HELENS, OR 97051
 (503) 337-2382

REGISTERED LAND SURVEYOR
 NATHAN A. WOODWARD
 JULY 12, 2005
 EXPIRES: 06/29/2018

Form No. 762 - Special Warranty Deed

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That American General Financial Services, Inc., dba American General Financial Services (DE), Inc., hereinafter called grantor, for the consideration hereinafter stated, conveys and specially warrants to Douglass Scott Gray, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Columbia, State of Oregon, described as follows, to-wit:

Lengthy Legal Description, please refer to Exhibit I, attached hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all person claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$141,750.00.

*However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). *(The sentence between the symbols *, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of October, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

American General Financial Services, Inc., dba American General Financial Services (DE), Inc.

By: Thomas J. Crance
Vice President:
THOMAS J. CRANCE
VICE PRESIDENT



TICOR TITLE

73809-1867

STATE OF Indiana)
COUNTY OF Vanderburgh) ss.

This instrument was acknowledged before me on this 22 day of October, 2009 by Thomas J. Crance Vice President of American General Financial Services, Inc., dba American General Financial Services (DE), Inc.



COREN NICHOL ANDRECHT
Resident of Vanderburgh County, IN
Commission Expires: March 22, 2010

Coren Nichol Andrecht
Notary Public for
My commission expires: 3-22-10

American General Financial Services, Inc., dba American General Financial Services (DE), Inc.
Grantor's Name and Address
Douglass Scott Gray
24230 Dear Hill Road
Clatskanie, OR 97016
Grantee's Name and Address
After recording return to:
Douglass Scott Gray
24230 Dear Hill Road
Clatskanie, OR 97016
Name, Address, Zip
Until a change is requested all tax statements shall be sent to the following address:
Douglass Scott Gray
24230 Dear Hill Road
Clatskanie, OR 97016
Name, Address, Zip

COLUMBIA COUNTY, OREGON 2009-009833
DEED-D
Cnt=1 Pgs=2 HUSERB 10/26/2009 03:40:36 PM
\$10.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$51.00

Spec: _____
Recd: _____



00111962200900098330020024

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

EXHIBIT "ONE"**PARCEL I:**

Commencing at a point that is North 281 feet and East 2200 feet from the Northwest corner of Section 4, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence running South 81°46' West a distance of 772 feet to the meandering ditch or branch of Kelli Slough; thence along the course of said slough or ditch South 41°12' East a distance of 75.0 feet; thence continuing along the course of said branch of said Kelli Slough South 24°36' West a distance of 90 feet; thence continuing along said meandering course of said ditch or branch of said slough South 30°45' East 24.0 feet; thence South 39°09' West 860 feet to a point which is South 657 feet and East 912 feet from the Northwest corner of said Section 4 in said Township and Range; thence South 71°25' East 943 feet to the Westerly bank of the Westport Slough; thence North 39°33' East 475 feet; thence North 0°30' West 400 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Donald W. Huff et ux by deed recorded November 7, 1972 in Book 189, Page 100, Deed Records of Columbia County, Oregon.

PARCEL II:

A parcel of land being and lying in Section 4, Township 7 North, Range 5 West of the Willamette Meridian, and Section 33, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows: Beginning at a point on the South bank of the Kelli Slough that is South 142 feet and West 4 feet from the Northwest corner of said Section 4, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence along the South bank of Kelli Slough North 74°52' East 90.0 feet; thence North 52°30' East 120 feet; thence North 61°48' East 290.0 feet; thence South 85°00' East 149.0 feet; thence leaving the South bank of Kelli Slough South 60°45' East 743.0 feet; thence South 39°08' West 480 feet; thence North 60°45' West 1050 feet to the place of beginning.

PARCEL III:

Beginning at a point that is South 1238 feet and West 15 feet from the corner of Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, on the second standard parallel North corner, which is shown on Map No. 127 of Woodson Drainage District in the office of the County Surveyor of Columbia County, Oregon; and running thence West 40 feet; thence North 26°48' East 60 feet; thence North 27°12' West 185 feet; thence North 52°49' West 82 feet; thence North 33°36' East 90 feet; thence North 58°25' East 63 feet; thence South 79°14' East 62 feet; thence North 27°35' East 86 feet; thence North 78°51' East 153 feet; thence South 72°42' East 170 feet; thence South 47°55' East 93 feet; thence South 25°09' East 101 feet; thence South 64°12' East 140 feet; thence leaving slough and following along Drainage District Ditch North 39°09' East 515 feet; thence South 71°25' East 943 feet to the Northerly bank of Westport Slough; thence South 33°01' West along Northerly bank of said Westport Slough 335 feet; thence West 1635 feet to the point of beginning.

PARCEL IV:

Beginning at a point which is South 1538 feet and East 1448 feet and North 31°23' East 200.0 feet from the Northwest corner of Section 4, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, said point being on the Northerly bank of the Westport Slough; thence North 31°23' East along the Northerly bank of said Westport Slough a distance of 150.0 feet to the North line of the tract conveyed to Ansel M. Salmi and Edla V. Salmi by deed recorded November 6, 1929 in Book 49, Page 265, Deed Records of Columbia County, Oregon; thence West along said North line of said Salmi tract a distance of 750.0 feet; thence South 79°12' East a distance of 684.0 feet to the point of beginning.

Exhibit 7

GRANTORS' NAME AND ADDRESS

Chadrick Biggs
 77817 Woodson Road
 Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
 Board of County Commissioners
 230 Strand, Room 331
 St. Helens, OR 97051

DEDICATION DEED

Chadrick Biggs, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B. Exhibits A, B, and C are attached hereto and incorporated herein by this Reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Grantor abutting the property dedicated herein so long as such relocation is at no cost to the Grantor or Grantor's heirs, successors, and assigns.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 16 day of May, 2025.

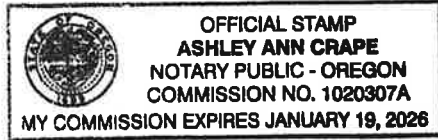
GRANTORS:

By: Chad Biggs
 Chadrick Biggs

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 16th day of May, 2025, by Chadrick Biggs, upon whose authority and on whose behalf this instrument is signed.



Ashley Ann Crape
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20____.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Casey Garrett, Chair

By: _____
Kellie Jo Smith, Commissioner

By: _____
Margaret Magruder, Commissioner

Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 ½" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

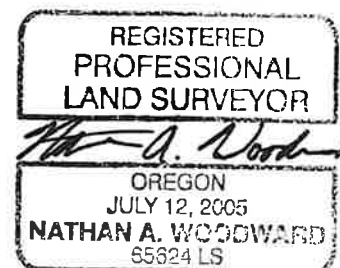
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWS: 6/30/2026

EXHIBIT B

RECORD OF SURVEY
 FOR COLUMBIA COUNTY PUBLIC WORKS
 IN SECTIONS 4 & 5, T1N, R5W, W.M.
 COLUMBIA COUNTY, OREGON
 MAY 29, 2025

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD DIST
C1	24.31°	16.76'	78°15'32"	27.55'
C2	277.61°	460.00'	34°34'42"	773.42'
C3	139.83°	425.00'	10°5'10.22"	739.20'
C4	51.28°	400.00'	73°7'34"	411.36'
C5	111.31°	3000.00'	7°22'31.7"	985.70'
C6	85.81°	3100.00'	16°31'34"	649.20'
C7	119.45°	265.00'	22°48'31.3"	110.44'
C8	128.97°	94.00'	16°58'34"	119.48'

LINE TABLE	
LINE	DISTANCE
L1	519'28.437E
L2	665'50.357E
L3	147'06.357E
L4	838'26.007E
L5	838'26.007E
L6	838'26.007E
L7	838'26.007E
L8	838'26.007E
L9	838'26.007E
L10	838'26.007E
L11	838'26.007E
L12	838'26.007E
L13	838'26.007E
L14	838'26.007E

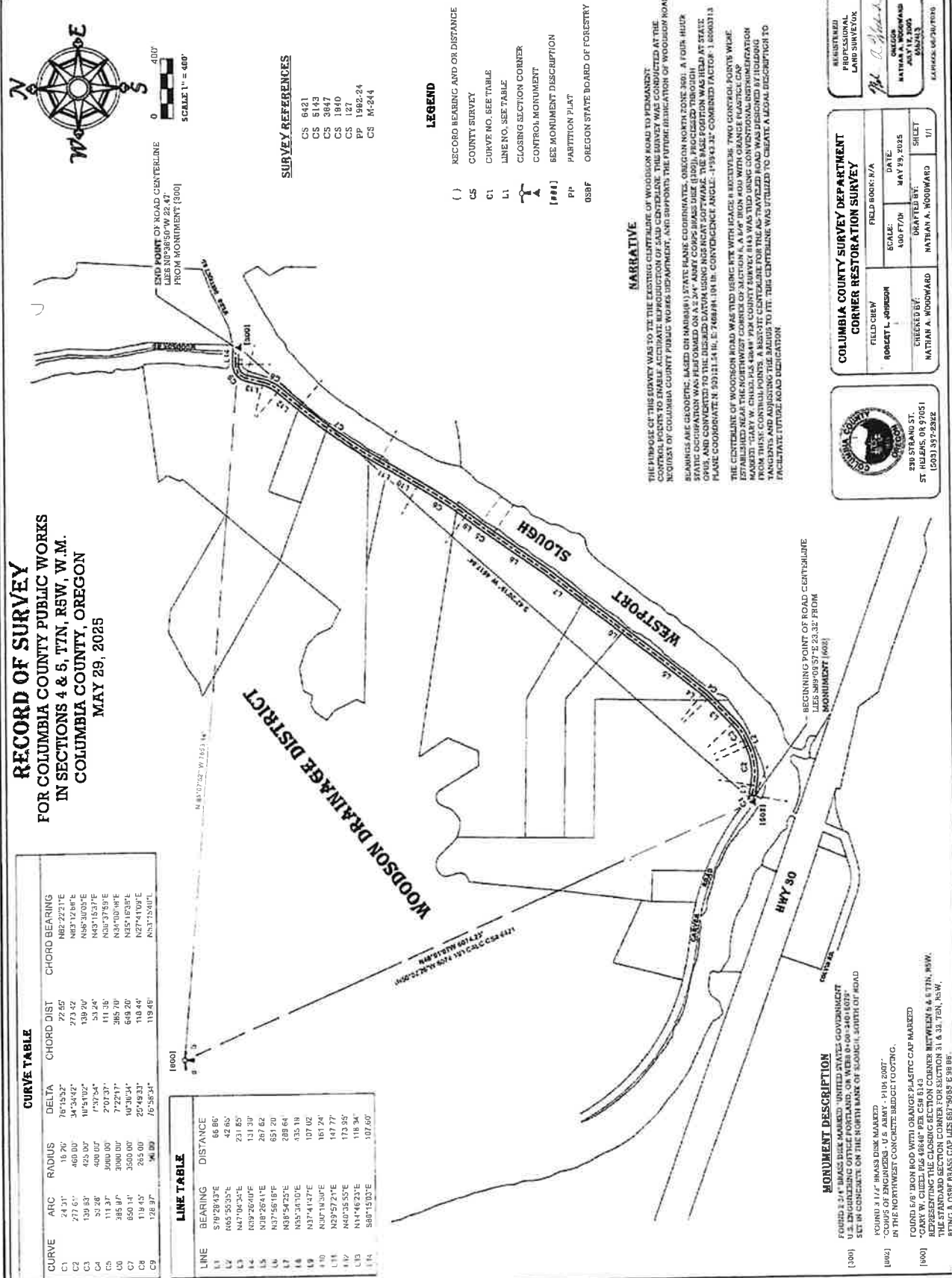
- SURVEY REFERENCES**
- CS 8421
 - CS 8143
 - CS 3847
 - CS 1940
 - CS 127
 - PP 1982-24
 - CS M-244

- LEGEND**
- () RECORD BEARING AND/OR DISTANCE
 - CS COUNTY SURVEY
 - C1 CURVE NO. SEE TABLE
 - L1 LINE NO. SEE TABLE
 - +— CLOSING SECTION CORNER
 - +— CONTROL MONUMENT
 - [###] SEE MONUMENT DESCRIPTION
 - PP PARTITION PLAT
 - OSBF OREGON STATE BOARD OF FORESTRY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE EXISTING CENTERLINE OF WOODSON ROAD TO PERMANENTLY LOCATE CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAID CENTERLINE. THE SURVEY WAS CONDUCTED AT THE REQUEST OF COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE RECONSTRUCTION OF WOODSON ROAD. BEARINGS ARE GEODETIC, BASED ON NAD83(11) STATE PLANE COORDINATES, OREGON NORTH ZONE JOB: A FOUR-HILCH STATIC OCCUPATION WAS PERFORMED ON A 2" X 4" ASHTAR COMPASS (JULY 1982). ALL ANGLES WERE MEASURED BY STATE OPED, AND CONVERTED TO THE LOCAL GRID ON A 2" X 4" ASHTAR COMPASS (JULY 1982). ALL DISTANCES WERE MEASURED BY STATE PLATE COORDINATE N 931911.54 N, E 148414.10 N IN CONCORDANCE ANGLE -19843.32' COMMENTED FACTOR: 1.00000313

THE CENTERLINE OF WOODSON ROAD WAS TIED USING A 1/4" BRASS DISK MARKED WITH ORANGE PLASTIC CAP MARKED "C" ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 4, T1N, R5W, W.M. THE CENTERLINE WAS TIED USING CONVENTIONAL INSTRUMENTATION FROM THIS CONTROL POINT. A BEST-FIT CENTERLINE FOR THE AS-TRAVELED ROAD WAS DESCRIBED BY INCLUDING TANGENTS AND ADJUSTING THE RADIUS TO FIT. THIS CENTERLINE WAS UTILIZED TO CREATE A LEGAL DESCRIPTION TO FACILITATE FUTURE ROAD DEDICATION.



REGISTERED PROFESSIONAL LAND SURVEYOR
 MATHIAS A. WOODWARD
 JULY 12, 2005
 LICENSE NO. 16310 (PRO)

COLUMBIA COUNTY SURVEY DEPARTMENT
CORNER RESTORATION SURVEY

FIELD BOOK: N/A
 FIELD CREW: ROBERT L. JOHNSON
 SCALE: AS SHOWN
 DATE: MAY 19, 2025
 CHECKED BY: MATHIAS A. WOODWARD
 DRAFTED BY: MATHIAS A. WOODWARD
 SHEET: 1/1

COLUMBIA COUNTY SURVEY DEPARTMENT
 230 STRAIN ST.
 ST. HELENS, OR 97051
 (503) 372-2822

MONUMENT DESCRIPTION

[1900] FOUND 3 1/4" BRASS DISK MARKED "UNITED STATES GOVERNMENT U.S. ENGINEERING OFFICE PORTLAND, OREGON" SET IN CONCRETE ON THE NORTH BANK OF SLOUGH, SOUTH OF ROAD.

[1902] FOUND 4 1/4" BRASS DISK MARKED "CORNER OF ENGINEERS" - U.S. ARMY 1910 1907" IN THE NORTHWEST CORNER OF SECTION 4, T1N, R5W.

[1903] FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "GARY W. CHIECI 105 48648" PER CSP 81-103. THE STANDARD SECTION CORNER FOR SECTION 31 & 32, T5N, R5W, BEING A OSBF BRASS C/P, LIES 857'-56.95' E 98.85'.

GRANTOR'S NAME:
Brenda K Maul

GRANTEE'S NAME:
Chadrick Biggs

AFTER RECORDING RETURN TO:
Order No.: 360421004634-JS
Chadrick Biggs
77817 Woodson Road
Clatskanie, OR 97016

SEND TAX STATEMENTS TO:
Chadrick Biggs
77817 Woodson Road
Clatskanie, OR 97016-3005

APN: 27370
Map: 7504-00-02200
750400
77817 Woodson Road, Clatskanie, OR 97016-3005

COLUMBIA COUNTY, OREGON	2021-09602
DEED-D	
Cnt=1 Pgs=3 KAPLANS	08/16/2021 03:00:00 PM
\$15.00 \$11.00 \$10.00 \$60.00 \$5.00	\$101.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Debbie Klug - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TCOR TITLE 36042100 4634

STATUTORY WARRANTY DEED

Brenda K Maul who acquired title as Brenda K. Biggs, Grantor, conveys and warrants to Chadrick Biggs, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

Beginning at the Southeast corner of Tract 17, WOODSON DRAINAGE DISTRICT which is South 955.53 feet and East 1806.57 feet from the Northwest corner of Section 4, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence along the South line of Tract 17, North 71°25' West 533.00 feet; thence North 18°35' East 229.00 feet; thence South 71°25' East 608.00 feet to the Westerly Bank of slough; thence along said slough 36°43' West 240.97 feet to the point of beginning; EXCEPTING THEREFROM that portion lying within the county road right of way.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 08-13-21

Brenda K Maul
Brenda K Maul

State of OREGON
County of COLUMBIA

This instrument was acknowledged before me on 8-13-21 by Brenda K Maul.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 4.29.23



EXHIBIT "A"
Exceptions**Subject to:**

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Westport Slough.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Westport Slough.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Westport Slough.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Woodson Drainage District
Purpose: Right of way for levee or dike and road, etc.
Recording Date: May 11, 1920
Recording No: Book 29, page 319
Affects: Exact location indeterminate

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Woodson Drainage District
Purpose: Right of way to construct and maintain levees, embankments, revetments, canals, ditches and other incidental works appurtenant to the drainage district
Recording Date: December 29, 1937
Recording No: Book 61, page 598
Affects: Exact location indeterminate

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Coast Power Company
Purpose: Right of way to construct and maintain transmission line for furnishing electricity for light and power
Recording Date: May 27, 1938
Recording No: Book 62, page 481
Affects: Exact location indeterminate